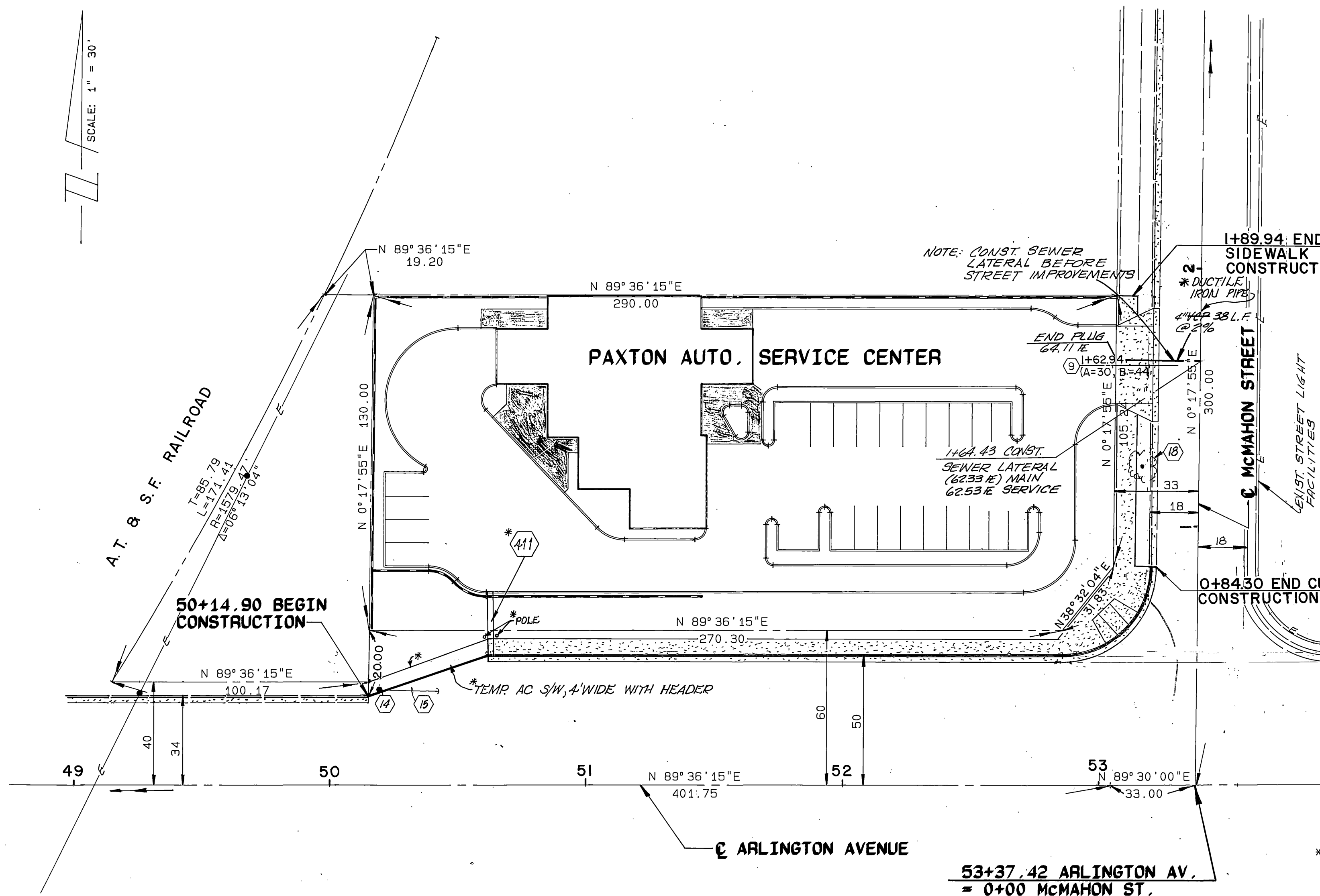
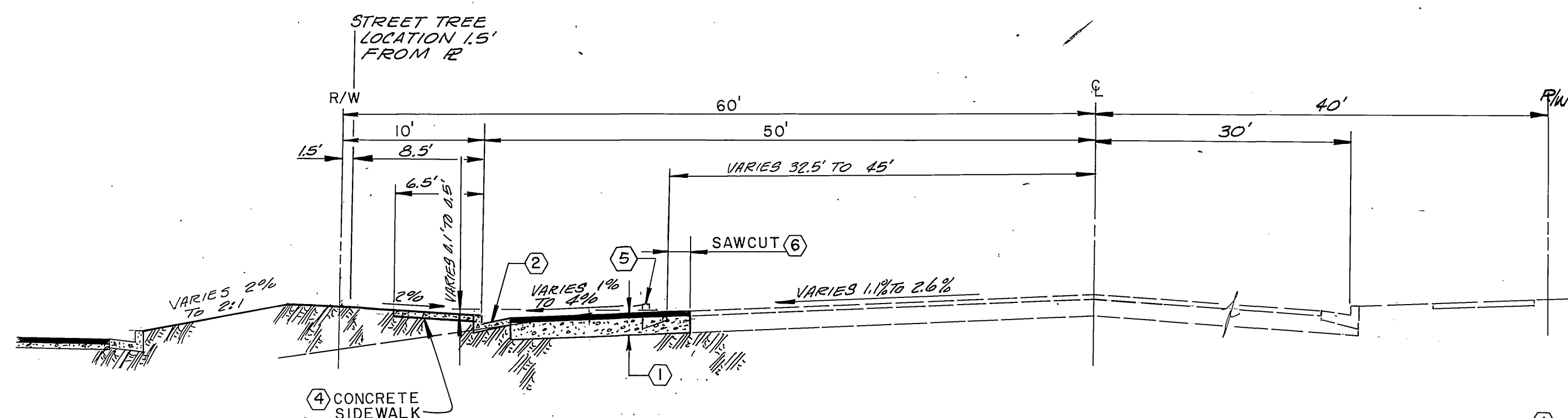


SCALE: 1" = 30'



INDEX MAP



TYPICAL SECTION

ARLINGTON AVENUE
T.I. = 10.0
N.T.S.

LEGEND

68.09 TO TOP OF CURB ELEV.
67.59 TO FLOWLINE ELEV.
(67.85 TO) EXISTING ELEV.



BENCHMARK

BM 66-H PK NAIL AND TAG
IN TOP OF RETAINING WALL ON
S. SIDE OF ARLINGTON AVENUE
75' WEST OF HORACE STREET.
FB 839/38 EL. 889.160



PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLATING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
ARLINGTON	TRACHYCARPUS / WINDMILL FORTUNEI PALM	4' BRN TRUNK	45'	4
MCMAHON	WASHINGTONIA / MEXICAN ROBUSTA FAN PALM	4' BRN TRUNK	45'	1
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN FIELD TO PRODUCE A SMOOTH SECTION.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (714) 351-6168.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- RELOCATION FEE TO BE PAID BY DEVELOPER TO PUBLIC UTILITIES DEPT. PRIOR TO RELOCATION OF ELECTRICAL FACILITIES.

SEWER GENERAL NOTES

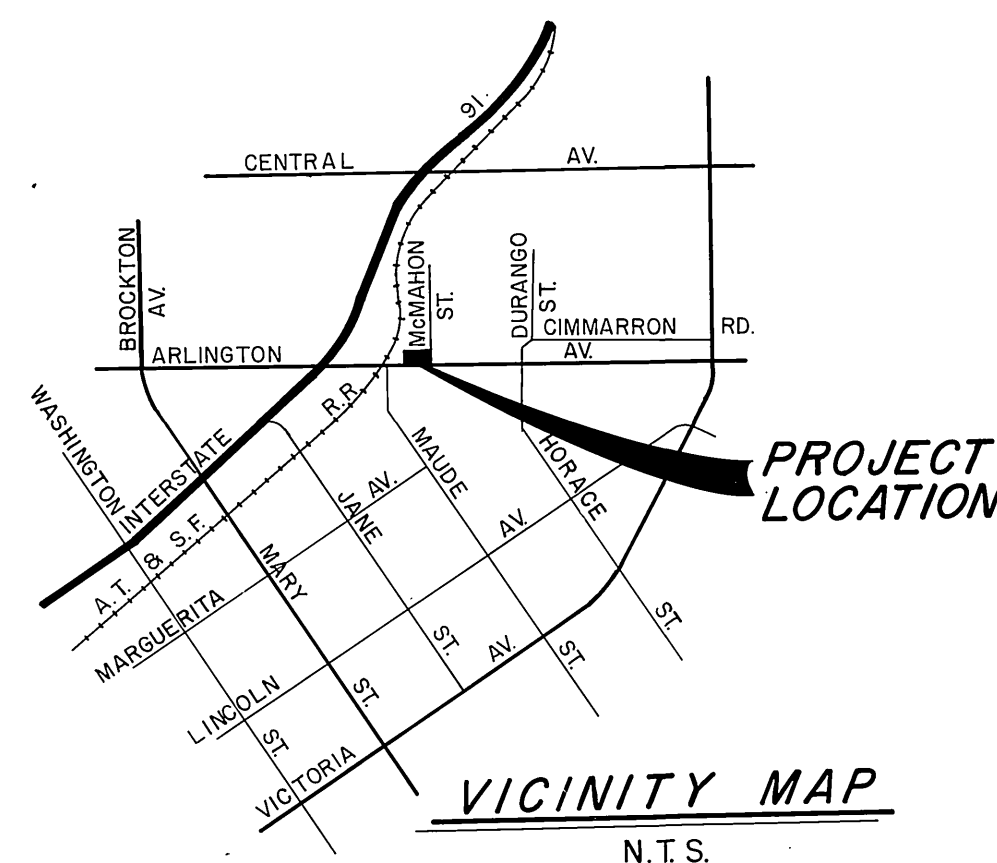
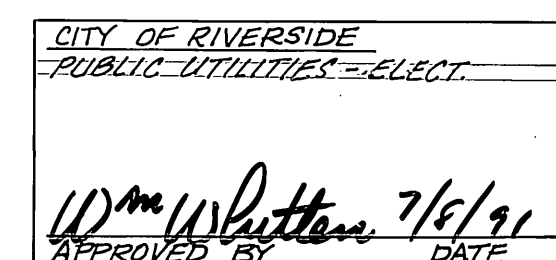
- CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

- 6" AC/12" C.A.B. PER SR 1447 R-VALUE = 38
- 6" CURB AND GUTTER PER CITY STD. NO. 200 (TYPE I)
- 6" AC BERM PER CITY STD. NO. 250 (TYPE I)
- CONCRETE SIDEWALK PER CITY STD. NO. 325
- REMOVE EXISTING CURB AND GUTTER
- SAWCUT EXISTING EDGE OF PAVEMENT AS REQUIRED
- CONCRETE SIDEWALK PER CITY STD. NO. 325 AS SHOWN ON INDEX MAP SHEET 1.
- INSTALL DELINEATOR POST (TYPE F-1, 20' CENTERS)
- UNDER SIDEWALK DRAIN PER CITY STD. NO. 411
- RELOCATE EXIST. R26A AS SHOWN ON SHEET 2
- RELOCATE EXIST. W41 AS SHOWN ON SHEET 2
- CONST. WHEELCHAIR RAMP PER CITY STD. 304
- POWER POLE TO BE RELOCATED BY OTHERS.
- GUY WIRE TO BE RELOCATED BY OTHERS.
- INSTALL 1" RIGID PLASTIC CONDUIT O.B. TYPE CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. STREET LIGHT SPEC. NO. 119. CALL 782-5429 TO ARRANGE FOR INSPECTION BY PUBLIC UTILITIES DEPT.
- PROVIDE 3" SQUARE KNOCKOUT IN SIDEWALK FOR FUTURE ORNAMENTAL STREET LIGHT PER PUBLIC UTILITIES DEPARTMENT FOUNDATION & STANDARD TO BE INSTALLED BY OTHERS IN FUTURE.

NOTICE TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICES ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



CITY BUSINESS TAX CERT. NO. 5751 EXP. 12/31/91 (18)

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *Matthew E. Webb* DATE: 12/18/90
R.E. No. 37385

W.O. 89-134 FOR: PAXTON F.B. 1012

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Matthew E. Webb* DATE: 12/18/90
PRINCIPAL ENGINEER

APPROVED BY: *Matthew E. Webb* DATE: 12/18/90
DIRECTOR OF PUBLIC WORKS

MARK: *Matthew E. Webb* REVISIONS: *Matthew E. Webb* APPR. DATE: *Matthew E. Webb*

DESIGNED BY: SJH DRAWN BY: SJH CHECKED BY: RLT

STREET PLAN-PROFILE
ARLINGTON AVENUE
ZONING CASE C-14-890
STA. 50+14.90 TO 53+37.42

ACCOUNT No. 89-134
DRAWING NUMBER
R-3225
SHEET 1 OF 2

SCALE: AS SHOWN

W.O. 89-134-A

